

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Kenai Watershed Forum****Federal Tax ID: 91-1829284****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

Kenai Watershed Forum - Revitalization of Historic Alaska Road Commission Building in Soldotna Creek Park

State Funding Requested: \$200,000
One-Time Need

House District: 33 / Q**Brief Project Description:**

Restore and revitalize the historical Alaska Road Commission building, now located in Soldotna Creek Park. Building was transferred from State of Alaska to City of Soldotna in poor condition. The City of Soldotna requested that Kenai Watershed Forum assume the building at the confluence of the Kenai River and Soldotna Creek, subject to significant renovation.

Funding Plan:**Total Cost of Project: \$500,000**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Federal Funds	\$40,000	2010	\$20,000			
Local Funds	\$200,000		\$40,000			
Total	\$240,000		\$60,000			

*Explanation of Other Funds:**Significant support for this project has come in the form of donations from individuals, business and local industry.***Detailed Project Description and Justification:**

In January of 2009, the Kenai Watershed Forum (KWF) entered a 30-year lease with the City of Soldotna to renovate and occupy an abandoned historical building. The building we seek to revitalize with funding from this request is one of the first permanent structures built in Soldotna. Its' unique history is tied to homesteaders and early highway construction crews, built in territorial days by the Alaska Road Commission (ARC). This building was first used as an ARC office, but is still known to many as the Ralph Soberg home. Mr. Soberg was the general foreman for the construction of the road we now know as the Sterling Highway. About 1955 the building was converted into a home for the Sobergs. The structure is a 2,300 sq. ft., built in the early 1950s and located at the confluence of Soldotna Creek and the Kenai River in what is now Soldotna Creek park. Because of its significance to the post WWII homestead era, pre-statehood and association with highway construction, this building has recently been considered eligible for the national historical registry.

The more recent history of this building includes transfer from the State of Alaska to the City of Soldotna, in poor condition. The building was used for a few years as temporary housing for new city employees, but has been abandoned for several years and requires complete renovation for use as a headquarters for the Kenai Watershed Forum. Presently there is no

water and sewer service, no phone and in its unoccupied state has suffered from vandalism in the past two years. In addition to the necessary upgrades for uniform building code compliance, the building must have a modest laboratory to conduct water quality related work.

In 2007, the City of Soldotna approached the Kenai Watershed Forum to consider assuming the building for use as our headquarters. The location is ideal for the Kenai Watershed Forum's work on the Kenai River and across all waterways of the Kenai Peninsula. Our organization's major programs include Education, Research and Restoration. Our role in this project is to revitalize the building by converting the interior back to a working office and having a permanent presence in a city park that is undergoing major upgrades with new playgrounds, outdoor stage and landscaping. The Kenai Watershed Forum has already commissioned a complete set of floor plans that have been approved by the City of Soldotna, this project is truly shovel ready, needing only funding to proceed.

Externally, the building will retain it's existing original historical character, but will be refurbished to enhance the park setting and better blend into the new adjacent community playground. Internally the building requires a complete restoration. Several structural changes must be made to bring the building into compliance with fire codes and ADA.

Justification for this project is found in City of Soldotna's resolution 2009-016 (attached), supporting this effort. The Kenai Watershed Forum is in good standing with all local governments of the Kenai Peninsula and has provided years of service to helping maintain the public waterways of the Kenai Peninsula. The organization's Executive Director has received numerous awards of merit and recognition at the national, state and local level; most recently being named as 2008 Person of the Year by the Soldotna Chamber of Commerce. This local award from the Chamber speaks volumes about the community support for the approach taken by the organization: including, working to cleanup significant pollution from the Kenai River; bringing in federal funding to restore millions of dollars worth of poorly culverted roads, resulting in an increase in fish passage and salmon productivity; and most significantly spending thousands of hours working with local school groups to visit and learn about neighborhood creeks that support salmon on the Kenai Peninsula.

Our request for \$200,000 to restore and revitalize the historic Ralph Soberg home is a good investment in community. The requested funding will be matched greater than 1:1 from donations and grants already received and dedicated to this project. Funding this request will ensure construction is completed by early Fall.

Project Timeline:

Project design with cost estimates are in-hand. Ceremonial ground breaking will occur on June 11th at the 20th annual Kenai River Festival. Complete remodel as per design specification is expected to take 3 to 4 months. Contracting and procurement procedures are in place by organizational policy. Procurement procedures are consistent with relevant Code of Federal Regulations as KWF operates, in part, with several federal grants.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Kenai Watershed Forum | City of Soldotna (explicit O&M duties in lease terms)

Grant Recipient Contact Information:

Name: Robert Ruffner
 Address: 44539 Sterling Hwy #202
 Soldotna, AK 99669
 Phone Number: (907)260-5449
 Email: robert@kenaiwatershed.org

Total Project Snapshot Report

FY 2011 Capital Budget

TPS Report 54047v2

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No



Working together for healthy watersheds on the Kenai Peninsula

2/10/10

Respectfully submitted to the 26th Alaska State Legislature

Project: Kenai Watershed Forum – Revitalization of Historic Alaska Road Commission Building in Soldotna Creek Park

Total Project Cost: \$500,000

Matching Funds available: \$300,000

Our request for \$200,000 to the State of Alaska for the revitalization of the Ralph Soberg home will help achieve many interests' goals.

- Protect and maintain an important historical structure in Soldotna
- Improve the character and quality of a major Kenai River park
- Provide an example of LEED certified building techniques
- Reduce the administrative overhead for ongoing Education, Research and Restoration programs of a well respected non-profit community organization

The building in need of restoration was transferred to the State of Alaska upon statehood, from the territorial Alaska Road Commission. The State transferred the property to the City of Soldotna near the useful life-end for many of its' components. The City of Soldotna maintained the building until it had no additional use for it and approached the Kenai Watershed Forum as the organization that could best use the building to support its' mission. To support our efforts, the City of Soldotna granted KWF favorable lease terms and unanimously passed City of Soldotna resolution 2009-016. Similar resolutions have also been unanimously passed by the City of Kenai, City of Seward, the Kenai Peninsula Borough and the Kenaitze Indian Tribe, demonstrating the knowledge of and appreciation for the work KWF does across the entire Kenai Peninsula.

Some highlights of KWF's work over the past 14 years:

- ~\$ 3M of federal grant funded work has been invested in Road Improvements for fish passage
- More than 100k hours of individual student contacts, getting kids outside to learn about the resources
- Identified and provided the solution for hydrocarbon pollution in the Kenai River
- Invested more than \$1M in collecting objective and neutral data to support all interests including; elevation data, land imagery, wetlands inventories all of which now reside in the public domain and facilitate more accurate and efficient permitting

We hope this capital project can be supported this year and are available to answer any questions that might arise

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line extending to the right.

Robert Ruffner
Executive Director
(907) 260-5479

Introduced By: Council Member Obendorf
Date: February 11, 2009
Action: Adopted
Vote: 6 Yes, 0 No

CITY OF SOLDOTNA
RESOLUTION 2009-016

A RESOLUTION SUPPORTING THE EFFORTS OF THE KENAI WATERSHED FORUM TO SECURE FINANCIAL SUPPORT, BOTH PRIVATE AND PUBLIC, FOR RENOVATION OF THE HOUSE AND ADJACENT PROPERTY AT SOLDOTNA CREEK PARK LEASED TO THE KENAI WATERSHED FORUM AND OWNED BY THE CITY OF SOLDOTNA

WHEREAS, the City Council recognizes the value the Kenai Watershed Forum, Inc. (KWF) provides towards maintaining and supporting healthy watersheds on the Kenai Peninsula; and

WHEREAS, the City Council acknowledges the economic impact the KWF's research, restoration, and educational programs have on our communities; and

WHEREAS, the City of Soldotna recognizes the importance of the KWF's work to the quality of life of our citizens and area residents; and

WHEREAS, events presented by the KWF have brought people from around the world to our community; and

WHEREAS, it is in the best interests of the City to support the renovation of this building; and

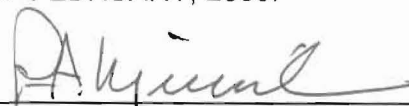
WHEREAS, the capital improvements necessary to convert this building into a functional headquarters and water quality laboratory for the KWF are significant and will provide local jobs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the Soldotna City Council supports the efforts of the Kenai Watershed Forum to secure financial support from both private and public sources of funding for the renovation of house and adjacent property at the Soldotna Creek Park.

Section 2. This resolution shall become effective immediately.

ADOPTED BY THE CITY COUNCIL THIS 11TH DAY OF FEBRUARY, 2009.


Peter A. Micciche, Mayor

ATTEST:


Teresa Fahning, City Clerk

Introduced by:	Sprague, Martin, Long, Smalley, Mayor
Date:	03/24/09
Action:	Adopted as Amended
Vote:	9 Yes, 0 No, 0 Absent

**KENAI PENINSULA BOROUGH
RESOLUTION 2009-026**

**A RESOLUTION SUPPORTING THE EFFORTS OF THE KENAI WATERSHED
FORUM TO SECURE FINANCIAL SUPPORT, BOTH PRIVATE AND PUBLIC, FOR
RENOVATION OF THE HOUSE AND ADJACENT PROPERTY AT SOLDOTNA
CREEK PARK LEASED TO THE KENAI WATERSHED FORUM AND OWNED BY
THE CITY OF SOLDOTNA**

WHEREAS, the Kenai Peninsula Borough Assembly recognizes the value the Kenai Watershed Forum, Inc. (KWF) provides towards maintaining and supporting healthy watersheds on the Kenai Peninsula; and

WHEREAS, the assembly acknowledges the economic impact the KWF's research, restoration, and educational programs have on our communities; and

WHEREAS, the assembly further recognizes the importance of the KWF's work to the quality of life of our citizens and area residents; and

WHEREAS, events presented by the KWF have brought people from around the world to our community; and

WHEREAS, the KWF leases a house and adjacent property from the City of Soldotna located at 261 States Avenue in Soldotna at Soldotna Creek Park; and

WHEREAS, the KWF desires to convert this building into functional headquarters and a water quality laboratory for the KWF; and

WHEREAS, the capital improvements necessary for the conversion are significant and will provide local jobs; and

WHEREAS, it is in the best interest of the borough to support the renovation of this building;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That the Kenai Peninsula Borough Assembly supports the efforts of the Kenai Watershed Forum to secure financial support from both private and public sources of funding for the renovation of house and adjacent property at 261 States Avenue, Soldotna, at Soldotna Creek Park.

SECTION 2. This resolution shall become effective immediately.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 24TH DAY OF MARCH, 2009.

Milli Martin, Assembly President

ATTEST:

Johni Blankenship, Borough Clerk

Yes: Fischer, Knopp, Long, Pierce, Smalley, Smith, Sprague, Superman, Martin

No: None

Absent: None



Suggested by: Council Member Moore

CITY OF KENAI

RESOLUTION NO. 2009-06

A RESOLUTION OF THE COUNCIL OF THE CITY OF KENAI, ALASKA, SUPPORTING THE EFFORTS OF THE KENAI WATERSHED FORUM TO SECURE FINANCIAL SUPPORT, BOTH PRIVATE AND PUBLIC, FOR RENOVATION OF THE HOUSE AND ADJACENT PROPERTY AT SOLDOTNA CREEK PARK LEASED TO THE KENAI WATERSHED FORUM AND OWNED BY THE CITY OF SOLDOTNA.

WHEREAS, the Kenai City Council recognizes the value the Kenai Watershed Forum, Inc. (KWF) provides toward maintaining and supporting healthy watersheds on the Kenai Peninsula; and,

WHEREAS, the Kenai City Council acknowledges the economic impact the KWF's research, restoration, and educational programs have on our communities; and,

WHEREAS, the Kenai City Council recognizes the importance of the KWF's work to the quality of life of our citizens and area residents; and,

WHEREAS, events presented by the KWF have brought people from around the world to our community; and,

WHEREAS, it is in the best interest of the City of Kenai to support the renovation of this building; and,

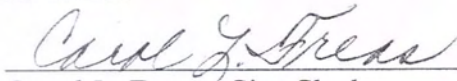
WHEREAS, the capital improvements necessary to convert this building into a functional headquarters and water quality laboratory for the KWF are significant and will provide local jobs.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, the Kenai City Council supports the efforts of the Kenai Watershed Forum to secure financial support from both private and public sources of funding for the renovation of the house and adjacent property at the Soldotna Creek Park.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 18th day of March, 2009.


PAT PORTER, MAYOR

ATTEST:


Carol L. Freas, City Clerk

**CITY OF SEWARD, ALASKA
RESOLUTION 2009-037**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, SUPPORTING THE EFFORTS OF THE KENAI WATERSHED FORUM TO SECURE FINANCIAL SUPPORT, BOTH PRIVATE AND PUBLIC, FOR THE RENOVATION OF THE HOUSE AND ADJACENT PROPERTY AT THE SOLDOTNA CREEK PARK LEASED TO THE KENAI WATERSHED FORUM AND OWNED BY THE CITY OF SOLDOTNA

WHEREAS, City Council recognizes the value the Kenai Watershed Forum, Inc. (KWF) provides towards maintaining and supporting healthy watersheds on the Kenai Peninsula; and

WHEREAS, City Council acknowledges the economic impact the KWF's research, restorations, and educational programs have on our communities; and

WHEREAS, the City of Seward recognizes the importance of KWF's work, which positively impacts the Seward citizens and area residents quality of life; and

WHEREAS, KWF identified mapping needs and financially supported the latest technology in generating Elevation and Wetland maps that are currently being used to evaluate risks that directly affect the City and the Flood Service Area; and

WHEREAS, KWF has multiple culvert projects scheduled for the Greater Seward Area that will assist in mitigating flooding and improve fish movement and access to preferred habitats; and

WHEREAS, it is in the best interests of the City to support the renovation of this building; and

WHEREAS, the capitol improvements necessary to convert this building into a functional headquarters and water quality laboratory for the KWF are significant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, that:

Section 1. The Seward City Council supports the efforts of the Kenai Watershed Forum to secure financial support from both private and public funding sources for the renovation of the house and adjacent property at the Soldotna Creek Park.

Section 2. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Seward, Alaska, this day 27th day of April, 2009.

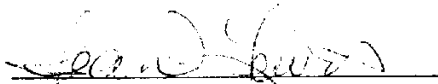
**CITY OF SEWARD, ALASKA
RESOLUTION 2009-037**

THE CITY OF SEWARD, ALASKA


Willard Dunham, Vice Mayor

AYES: Valdatta, Bardarson, Kellar, Keil, Dunham
NOES: None
ABSENT: Corbridge, Smith
ABSTAIN: None

ATTEST:


Jean Lewis, CMC
City Clerk
(City Seal)





Council Agenda Statement

Meeting Date: April 27, 2009

To: City Council

Through: City Manager Phillip Oates *PO*

From: Executive Liaison Anne Bailey *ab*

Agenda Item: Supporting the Efforts of the Kenai Watershed Forum to Secure Financial Support, Both Private and Public, for the Renovation of the House and Adjacent Property at the Soldotna Creek Park Leased to the Kenai Watershed Forum and Owned by the City of Soldotna

BACKGROUND & JUSTIFICATION:

The Kenai Watershed Forum (KWF) is recognized as the regional watershed organization of the Kenai Peninsula, successfully identifying and addressing the needs of the region by providing high quality education, restoration, and research programs. KWF is securing both private and public financial support for the renovation of the house and adjacent property at the Soldotna Creek Park. KWF's goal is to do the capital improvements necessary to convert the building into a functional headquarters and water quality laboratory.

KWF has identified mapping needs and financially supported the latest technology in generating Elevation and Wetlands maps that are being used to evaluate risks that directly affect the City and the Flood Service Area. The KWF also has multiple culvert projects scheduled for the Greater Seward Area that will assist in mitigating flooding and improve fish movement and access to preferred habitats.

The City of Seward recognizes the importance of KWF's work, which positively impacts the quality of life of Seward citizens and area residents.

CONSISTENCY CHECKLIST:

Where applicable, this agenda statement is consistent with the Seward City Code, Charter, Comprehensive Plans, Land Use Plans, Strategic Plan and City Council Rules of Procedures.

Other: _____

FISCAL NOTE:

There is no fiscal impact. Approved by Finance Department *Kristen Archinger*

RECOMMENDATION:

City Council approve Resolution, 2009-~~03~~7 supporting the efforts of the Kenai Watershed Forum to secure financial support from both private and public funding sources for the renovation of the house and adjacent property at the Soldotna Creek Park.

Kenaitze Indian Tribe

P.O. Box 988 Kenai, Alaska 99611

Resolution No. 2009-28

A Tribal Resolution Supporting The Efforts Of Kenai Watershed Forum To Secure Financial Support For
Renovation Of The House And Adjacent Property At Soldotna Creek Park Leased To The Kenai
Watershed Forum And Owned By The City Of Soldotna

Whereas, the Kenaitze Indian Tribe is a federally recognized Tribal Government reorganized under the statutes of the Indian Reorganization Act of 1934, as amended for Alaska in 1936, and in accordance with the preamble to the Tribal Constitution, "is responsible for the social welfare of its 1,311 Tribal members and 3,239 Alaska Native and American Indian residents of the Central and Upper southern Kenai Peninsula of South Central Alaska"; and,

Whereas, the Kenaitze Indian Tribe has established long term goals which relate to the collective and individual, social, economic, and governmental concerns of its people; and,

Whereas, the Kenaitze Indian Tribe believes that we must all be stewards of our land in order to preserve the land for future generations, and fully supports the Kenai Watershed Forum's efforts to maintain healthy watersheds on the Kenai Peninsula; and,

Whereas, the Kenaitze Indian Tribe further recognizes the importance of the Kenai Watershed Forum's work to improve the quality of life for our citizens and residents of the Kenai Peninsula; and,

Whereas, the Executive Committee/Tribal Council of the Kenaitze Indian Tribe supports the efforts of the Kenai Watershed Forum to secure financial support, both private and public, for renovation of the house and adjacent property at Soldotna Creek Park leased to the Kenai Watershed Forum and owned by the City of Soldotna.

Certification

Voting For: 6
Voting Against: 0
Abstaining: 0
Absent: 0

Mary Ann Mills
Mary Ann Mills, Tribal Chairperson
Kenaitze Indian Tribe
Rita Smagge
Rita Smagge, Tribal Secretary
Kenaitze Indian Tribe

5-7-09
Date